

Sent By Email

August 18, 2025

Nicholas Semple  
752380 Ida Street  
Dundalk, ON  
N0C 1B0

Email: [nicksemp48@gmail.com](mailto:nicksemp48@gmail.com)

Subject: SVCA Permit Application- Detached 580 square foot garage  
752380 Ida Street  
Part Lot 222, Con 3 SWTSR  
Roll No. 420709000506900  
Geographic Township of Proton  
Township of Southgate  
Permit No. 25-160

Dear Nicholas Semple,

The Saugeen Valley Conservation Authority (SVCA) has approved your application to construct a 580 square foot detached garage on a floating slab foundation, with related excavation, filling and grading, as indicated on the attached permit.

**If you are unable to meet any of the permit's conditions, do not start the project. Please immediately inform SVCA staff to work towards a solution.**

## Other Approvals

### Municipal Permits

Please note, work should not begin until you have received all required permits from the Township of Southgate.

### Zoning and Official Plan

SVCA is mandated by the province to comment on planning applications that involve natural hazards. SVCA's comments do not consider whether natural heritage features are present. These comments go directly to the Township of Southgate. Please contact them to learn about the zoning on your property and if a planning application is required for your project. Please note that if a planning application is required, obtaining this letter does not guarantee that your planning application will be approved.

It is the opinion of SVCA staff that the proposed development is located slightly within the mapped EP-Environmental Protection zone for the property. Staff note that the EP zone for the

development area does not reflect the natural hazard features (floodplain) as mapped by the SVCA. SVCA staff recommend that the SVCA Hazard Lands shown on the attached mapping be identified as EP zone to best represent the natural hazard features.

### **Drinking Water Source Protection**

Your project does not fall inside a sensitive area in the Saugeen, Grey Sauble, Northern Bruce Peninsula Drinking Water Source Protection Plan. You can confirm by contacting Jim Ellis at the Township of Southgate (jellis@southgate.ca).

### **Choice to Appeal**

If the permit has conditions you disagree with, there is a process for you to have them reviewed. This includes a review by SVCA's Board of Directors, and an appeal to the Ontario Land Tribunal.

To learn more about the Regulation, and how to appeal a decision, please visit our website at:

**[www.saugeenconservation.ca/appeal](http://www.saugeenconservation.ca/appeal)**

### **Conclusion**

**Please read the attached permit carefully, especially the conditions.** A follow-up inspection might be required, so please notify us when the work is complete. Please do not hesitate to contact Emmett Bridges of this office if you have any questions. Thank you for working with Saugeen Conservation.

Sincerely,



Matt Armstrong  
Manager, Environmental Planning and Regulations  
Saugeen Conservation

MA/eb

Encl. SVCA Permit 25-160  
SVCA Updated Hazard Map

cc: Phil Schram, Chief Building Official, Township of Southgate (via email)  
Barbara Dobreen, Authority Member, SVCA (via email)

### **Accessibility Notice:**

Saugeen Valley Conservation Authority (SVCA) is committed to providing accessible information and communications in accordance with the Accessibility for Ontarians with Disabilities Act

(AODA). If you use assistive technology and the format of this document interferes with your ability to access the information, please contact us at [www.saugeenconservation.ca/access](http://www.saugeenconservation.ca/access), email [accessibility@svca.on.ca](mailto:accessibility@svca.on.ca), or call 519-364-1255. We will provide or arrange for the provision of an accessible format or communication support, at no additional cost, in a timely manner.

1078 Bruce Rd. 12, Box 150  
Formosa ON, N0G 1W0

# PERMIT

*Conservation Authorities Act, R.S.O. 1990, Chap. C27*

**PERMIT NO. 25-160**

**FILE RPRSG-1277**

---

**PERMIT ISSUE DATE:** August 18, 2025

**PERMIT EXPIRY DATE:** August 18, 2027

---

IN ACCORDANCE WITH ONTARIO REGULATION 41/24, PERMISSION IS GRANTED TO:

**Name:** Nicholas Semple  
**Phone No:** 519-217-0956  
**Mailing address:** 752380 IDA STREET  
DUNDALK ONTARIO N0C 1B0

**For the following works:**

To construct a 580 square foot detached garage on a floating slab foundation, with related excavation, filling and grading.

**At the following property:**

752380 Ida Street; Lot Pt Lot 222, Concession Con 3 SWTSR

**Roll number:** 420709000506900  
**Municipality:** Southgate (Geographic Township of Proton)  
**For the period of:** August 18, 2025 to August 18, 2027

**NOTE:** General and specific conditions are provided in the following pages and are integral components of this permit.

Should you disagree with any of the general or specific conditions of this permit, notify SVCA immediately and do not begin your project.

A handwritten signature in black ink, appearing to be "M. S.", written over a horizontal line.

Signature of Authority Official

Manager, Environmental Planning and Regulations

Title

***Important! Read all pages of this document.***

APPLICANT NAME: Nicholas Semple

**GENERAL CONDITIONS***The applicant, by acceptance and in consideration of the issuance of this permit, agrees to the following conditions:*

1. The applicant shall comply with the Conditions of this permit.
2. This permit is valid only for the time period specified.
3. The applicant shall request an extension from Saugeen Valley Conservation Authority 60 days prior to the expiration of the permit period indicated on the permit. (See page 1).
4. This permit does not preclude any other legislation, federal or provincial, or necessary approvals from the local municipality.
5. Saugeen Valley Conservation Authority staff may, at any time, enter onto the lands which are described in this permit in order to conduct surveys, examinations, investigations or inspections which are required to ensure that the work(s) authorized by this permit are being carried out according to the terms of this permit.
6. The applicant agrees:
  - a. at all times, whether occurring during the currency of this permit or thereafter, to fully defend, indemnify, and hold harmless the Saugeen Valley Conservation Authority and its officers, employees or agents from and against all damages, expenses, losses, costs, claims, demands, actions, lawsuits and proceedings, including reasonably attorney's fees, arising out of, resulting from or in any way related to an act or omission of the owner and/or applicant or of any of his/her/its agents, employees or contractors relating to the lands, works, premises, and purposes permitted herein. This indemnity shall survive termination of this permit with respect to matters related to this permit;
  - b. that this permit shall not release the applicant from any legal liability or obligation and remains in force subject to all limitations, requirements and liabilities imposed by law;
  - c. that all complaints arising from the execution of the works authorized under this permit shall be reported by the applicant to the Saugeen Valley Conservation Authority immediately upon occurrence, and in any event, prior to the expiration of this permit. The applicant shall indicate any action which has been taken, or is planned to be taken, if any, with regard to each complaint. Notwithstanding the foregoing, the applicant shall have a continuing duty to report any complaints arising following the currency of the permit;
  - d. that the permit issued herein is based upon the plans or sketches submitted to the Saugeen Valley Conservation Authority and the accuracy of the matters contained in the application to the Authority;
  - e. that, without limiting the generality of the foregoing, all liabilities associated with the permitted matters herein shall be and are hereby assumed by the applicant.
7. This permit is not transferable.
8. The applicant acknowledges that should the works be carried out in a manner contrary to the terms of this permit, as determined by the Saugeen Valley Conservation Authority in its sole discretion, the permit may be revoked and the applicant may be in violation of the Ontario Regulation 41/24, Prohibited Activities, Exemptions and Permits, and subject to the penalties imposed under the Conservation Authorities Act, R.S.O, 1990, Chap. C27, as amended.

**This permit is a public record which is accessible upon request. This information in this permit is collected under the authority of the Conservation Authorities Act, R.S.O, 1990, Chap. C27, as amended.**

APPLICANT NAME: Nicholas Semple

## **SCHEDULE 1 - SPECIFIC CONDITIONS**

1. The works shall be in accordance with this permit and:
  - a. the SVCA Permit Application form signed by Nicholas Semple and dated July 9, 2025.
  - b. the garage construction drawings: "20' x 29' Detached Garage for Nick Semple", authored by Jacob Weber and dated August 11, 2025.
2. The garage shall not be converted to or used as habitable living space, now or at any time in the future, without obtaining the appropriate approvals from SVCA.
3. It is the responsibility of the Applicant (Nicholas Semple) to ensure that any contractors and/or workers involved with the project are aware of this permit and the conditions.
4. Overall drainage patterns for the lot shall be maintained.
5. Local drainage on abutting properties must not be impeded or altered unacceptably
6. If the footings need to be excavated deeper than what is shown on the drawings, please contact the SVCA.
7. Following construction, all exposed or disturbed soil on the lot shall be stabilized with vegetation or other suitable means to prevent erosion and sedimentation.
8. Excess fill and sediment shall not be stockpiled or deposited in or near the floodplain, or wetland.
9. Any excess fill, sediment, vegetation debris, or construction debris, shall be hauled off site and deposited outside of the SVCA Regulated Area.



The included mapping has been compiled from various sources and is for information purposes only. Saugeen Valley Conservation Authority (SVCA) is not responsible for, and cannot guarantee, the accuracy of all the information contained within the map.

Produced by SVCA and includes material ©[2025] of the Queen's Printer for Ontario. All Rights Reserved. [2025] May Not be Reproduced without Permission. THIS IS NOT A PLAN OF SURVEY.

This mapping contains products of the South Western Ontario Orthophotography Project 2020 (SWOOP2020). These images were taken in 2020 at 16cm resolution by Mapcon Mapping Ltd. They are the property of Saugeen Valley Conservation Authority ©2025.

August 18, 2025



UTM Zone 17N, NAD 83

1:500

#### Legend



Hazard Lands (Floodplain)



SVCA Screening Area

Nick Semple  
752380 Ida Street  
Roll No.420709000506900  
Pt Lot 222, Con 3 SWTSR  
Geographic Township of Proton  
Township of Southgate

